

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 24 Nestan Drive, Ringwood Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$690,000 & \$740,000

Median sale price

Median price \$847,500 House X Unit Suburb Ringwood

Period - From 01/04/2018 to 31/03/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	20 Valda Av RINGWOOD EAST 3135	\$750,000	06/03/2019
2	1 Cone CI RINGWOOD NORTH 3134	\$736,000	28/12/2018
3	9 Sunhill Av RINGWOOD 3134	\$710,000	17/04/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



3 1 3

Rooms:
Property Type: House
Land Size: 673 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$740,000
Median House Price
Year ending March 2019: \$847,500

Comparable Properties



20 Valda Av RINGWOOD EAST 3135 (REI/VG) Agent Comments

3 2 2

Price: \$750,000
Method: Private Sale
Date: 06/03/2019
Rooms: 5
Property Type: House (Res)
Land Size: 311 sqm approx



1 Cone CI RINGWOOD NORTH 3134 (REI/VG) Agent Comments

3 2 2

Price: \$736,000
Method: Private Sale
Date: 28/12/2018
Rooms: 5
Property Type: House
Land Size: 658 sqm approx



9 Sunhill Av RINGWOOD 3134 (REI/VG) Agent Comments

3 1 2

Price: \$710,000
Method: Private Sale
Date: 17/04/2019
Rooms: 5
Property Type: House
Land Size: 818 sqm approx

McGrath



24 Nestan Drive, Ringwood

3 bed 1 bath 3 car

Additional Information

This much-loved family home on 673 sqm is set amongst high sweeping views and surrounded by a peaceful and family friendly neighborhood. Formal entry has an L-shaped living area with outlook to a separate well-appointed and updated kitchen which adjoins the dining area. All three bedrooms are equipped with built-in robes. Separate study room for quiet time leads to a private balcony. Split system heating and air condition in Lounge room. Covered Alfresco and Barbeque area for entertaining purposes. Ample three car accommodation.

Terms

10% deposit, balance 60 days or other such terms that the vendors have agreed to in writing.

Chattels

All fixed floor coverings, light fittings and window furnishings as inspected

Expected Rental Return

\$420-\$440 per week

Auction

Saturday 20th July @ 2.00pm

Close Proximity To

Schools

Mullum Primary School – 900m approx
Norwood Secondary College – 1.2km approx
Yarra Valley Grammar – 2.09km

Shops

Ringwood North Shopping Centre – 1.6km approx
Eastland Shopping Centre – 2.5km approx

Parks & Amenities

North Ringwood Reserve – 0.85km
Ringwood Lake Park – 2.5km approx
Maroondah Sports Club – 3km approx
Mullum Mullum Creek Trail – 0.05km approx
Mullum Mullum Reserve – 1.2km approx

Transport

Ringwood Station – 3.2km approx.
Bus Route 380 – Ringwood - Croydon
Bus Route 364 – Ringwood - Warrandyte
Bus Route 670 – Ringwood - Lilydale
Bus Route 963 – Ringwood - Lilydale

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